

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF INDIANA
HAMMOND DIVISION

IN RE:)
)
OPEN DOOR BAPTIST CHURCH, INC.,) CASE NO. 04-62990 JPK
) Chapter 11
Debtor.)

ORDER REGARDING MATTERS RELATING TO
ATTEMPTED SALE OF REAL PROPERTY

On October 4, 2005, a hearing was held pursuant to the Court's order entered on September 21, 2005 to determine the course of further proceedings in relation to a stipulation between Centier Bank and the debtor with respect to stay relief/abandonment of real property from the estate, and further with respect to potential sale of that property. The debtor appears by Pastor Larry Courtwright and by its counsel Catherine Molnar-Boncela; Centier Bank appears by counsel Lambert Genetos; Daniel L. Freeland, as examiner appointed by the Court in this Chapter 11 case, appears; Von Tobel Lumber & Century Pipe appear by counsel Bradley Koeppen; the United States Trustee appears by Trial Attorney William Andersen, Jr.

Based upon the findings of fact and conclusions of law stated on the record in open court, including the matters to which the parties consented on the record, IT IS ORDERED as follows:

1. The examiner's objection to the Stipulated Order for Relief of Stay filed on July 12, 2005 is sustained, and that order will not be approved.
2. The debtor's withdrawal of its Application to Employ Broker and Effect Sale of Real Estate Parcel filed on September 21, 2005 is approved, and that Application is deemed withdrawn for all purposes.
3. The debtor is granted until midnight of **February 28, 2006** to file an application for sale of the parcel of real estate located at 360 N County Road 325 E, Valparaiso, Indiana by means of a contract for purchase of that property subject to approval of the Court. In the event

that such an application has not been so timely filed, Centier Bank will be granted relief from the automatic stay to pursue its *in rem* remedies against that property.

4. The parties shall seek to agree on a person/persons/entity through whom/which the subject property shall be offered/brokered for sale. In the event that the parties are unable to agree on the broker, Daniel L. Freeland, as Court-appointed examiner, shall in his sole discretion determine the broker. An application to employ the selected broker, in whichever manner the broker is selected, shall be filed by and no later than **October 24, 2005**. With respect to the employment of the selected broker, the notice period provided for by N.D.Ind.L.B.R. B-2014-1 is hereby shortened to 10 days.

Dated at Hammond, Indiana on October 13, 2005.

/s/ J. Philip Klingeberger
J. Philip Klingeberger
United States Bankruptcy Court

Distribution:
Debtor, Attorney for Debtor
US Trustee
Daniel L. Freeland, Esq.
Lambert Genetos, Esq.
Bradley Koeppen, Esq.